

AGENDA
Wednesday, November 18, 2020
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. All public comments will be given in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th floor meeting room during the meeting. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 20-00993 **Case 42-20 14890 Old Hammond Highway**
To rezone from Rural (R) to Neighborhood Commercial (NC) on Lot 1 and a portion Lot 2, and to Neighborhood Commercial Alcoholic Beverage (restaurant) (NC-AB) on the remaining portion of Lot 2, on property located on the southwest corner of Old Hammond Highway and Lakemont Drive, on Lots 1 and 2 of Lakemont Place Subdivision. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-1
This item was deferred from October 21, 2020
[Application](#) [Staff Report](#)
2. 20-01188 **PA-17-20 15465 Peairs Road**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)

Related to Case 44-20

Withdrawn by the applicant on November 3

[Application](#)

3. 20-01189 **Case 44-20 15465 Peairs Road**
To rezone from Rural (R) to Light Commercial One (LC1) on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)
Related to PA 17-20

Withdrawn by the applicant on November 3

[Application](#)

4. 20-01190 **PA-18-20 915 Staring Lane**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
Related to SPUD-3-20

Withdrawn by the applicant on November 5

[Application](#)

5. 20-01191 **SPUD-3-20 Fieldstone Crossing**
Proposed medium density single family development located on the the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
COMMISSION ACTION: Motion to defer to November 16 carried, 8-0
Related to PA-18-20

[Application](#)

6. 20-01192 **Case 43-20 11914 Coursey Boulevard**
To rezone from Rural (R) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) and Light Commercial One (LC1) on property located on the south side of Coursey Boulevard, east of Parkside Drive, on Lot 33, 1st Filing of Coursey Village Subdivision. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0

[Application](#) [Staff Report](#)

7. 20-01193 **Case 45-20 12633, 12635, 12637, 12639, 12641, and 12643 Jefferson Highway**
To rezone from Rural (R) to Heavy Commercial One (HC1) on property located on the north side of Jefferson Highway, west of Stumberg Lane, on Lot B-6-A-1 of Parkview Oaks South Subdivision. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0

[Application](#) [Staff Report](#)

8. 20-01194 **Case 47-20 3845 Florida Boulevard**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Florida Boulevard, west of Park Hills Drive, on portions of Lots 1, 2 and 3-A, Square 3 of Park Hills Subdivision. Section 102, T7S R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve failed, 1-7
[Application](#) [Staff Report](#)
9. 20-01195 **Case 48-20 500-600 and 520 South 17th Street**
 To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on property located on the west side of South 17th Street, south of Government Street, on Lots 5 and 6 of Roseberry Subdivision. Section 74, T7S R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
10. 20-01196 **Case 49-20 6463 Moss Side Lane**
 To rezone from Light Commercial One (LC1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the east side of Moss Side Lane, south of Quail Drive, on Lot 1-A, Square 1 of Moss Lane Place Subdivision. Section 42, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
11. 20-01197 **Case 50-20 15295 George O'Neal Road**
 To rezone from Rural (R) to Light Commercial One (LC1) on property located on the north side George O'Neal Road, east of Jones Creek Road, on Tract T-B of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
12. 20-01198 **Case 52-20 15555 George O'Neal Road**
 To rezone from Off-Street Parking (B) and Light Commercial (C1) to Light Commercial Two (LC2) on property located on the north side of George O'Neal Road, west of O'Neal Lane, on Tract D-3 of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

13. 20-01199 **ISPUD-11-19 La Rosa Revision 1**
Proposed mixed use development including commercial, office, retail, restaurant and medium density residential uses on property located on the north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
COMMISSION ACTION: Motion to defer to November 16 carried, 8-0
Withdrawn by the applicant on November 5
[Application](#)
14. 20-01200 **ISPUD-6-20 Motor City Apartments**
Proposed high density multifamily development located on the north side of North Street, east of North 20th Street, south of Gayosa Street, and west of Scenic Highway, on Lots 1-10 of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
15. 20-01205 **RV-6-20 Thalia Street Revocation**
A request to revoke a 15 foot unimproved right-of-way, located on the north side of Highland Road and east of McDonald Avenue within the College Hill Annex Subdivision (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 3.6.3
[Exhibit](#) [Zoning Map](#) [Aerial Map](#)

ADJOURN